

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 Driftwood Close Paynesville VIC 3880

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$126,700

Property type

Land

Suburb

Paynesville

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5 Driftwood Close Paynesville VIC 3880	\$425,000	24-Jun-19
183 Bay Road Eagle Point VIC 3878	\$435,000	05-Mar-19
14 Lake Valley Way Newlands Arm VIC 3875	\$425,000	19-Jul-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 11 November 2019



5 Driftwood Close Paynesville VIC 3880

Sold Price

\$425,000

Sold Date

24-Jun-19

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Distance

0.02km



183 Bay Road Eagle Point VIC 3878

Sold Price

\$435,000

Sold Date

05-Mar-19

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Distance

2.63km



14 Lake Valley Way Newlands Arm VIC 3875

Sold Price

\$425,000

Sold Date

19-Jul-18

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Distance

2.93km

RS = Recent sale

UN = Undisclosed Sale

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